

SIGNED.



TIFFANY & BOSCO
P.A.

Dated: February 08, 2011

2525 EAST CAMELBACK ROAD

SUITE 300

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SARAH S. CURLEY
U.S. Bankruptcy Judge

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10-54044

IN THE UNITED STATES BANKRUPTCY COURT
FOR THE DISTRICT OF ARIZONA

IN RE:

Timothy Phillips
Debtor.

Wells Fargo Bank, N.A.
Movant,

vs.

Timothy Phillips, Debtor, S. William Manera,
Trustee.

Respondents.

No. 2:10-BK-38393-SSC

Chapter 7

ORDER

(Related to Docket #9)

Movant's Motion for Relief from the Automatic Stay and Notice along with the form of proposed Order Lifting Stay, having been duly served upon Respondents, Respondents' counsel and Trustee, if any, and no objection having been received, and good cause appearing therefore,

IT IS HEREBY ORDERED that all stays and injunctions, including the automatic stays imposed

1 by U.S. Bankruptcy Code 362(a) are hereby vacated as to Movant with respect to that certain real
2 property which is the subject of a Deed of Trust dated February 14, 2008 and recorded in the office of the
3 Maricopa County Recorder wherein Wells Fargo Bank, N.A. is the current beneficiary and Timothy
4 Phillips has an interest in, further described as:

5 LOT 7, OF CROSSRIVER UNIT 3, ACCORDING TO THE PLAT OF RECORD IN THE
6 OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA,
7 RECORDED IN BOOK 706 OF MAPS,
8 PAGE 33.

9 IT IS FURTHER ORDERED that Movant may contact the Debtor by telephone or written
10 correspondence regarding a potential Forbearance Agreement, Loan Modification, Refinance
11 Agreement, or other Loan Workout/Loss Mitigation Agreement, and may enter into such agreement
12 with Debtor. However, Movant may not enforce, or threaten to enforce, any personal liability against
13 Debtor if Debtors personal liability is discharged in this bankruptcy case.

14 IT IS FURTHER ORDERED that this Order shall remain in effect in any bankruptcy chapter
15 to which the Debtor may convert.
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